From:	Ara Mihranian
Sent time:	07/24/2018 12:06:48 PM
To:	Jill Martin <jmartin@trumpnational.com>; So Kim
Cc:	Selim <Selim@sawayaeng.com>
Subject:	RE: Tract 50666 fencing Plan

Do you have a photo of what you plan on installing?

Ara Michael Mihranian
Community Development Director

CITY OF RANCHO PALOS VERDES

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov

Do you really need to print this e-mail?

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From: Jill Martin <jmartin@trumpnational.com>
Sent: Tuesday, July 24, 2018 12:05 PM
To: Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Cc: Selim <Selim@sawayaeng.com>
Subject: RE: Tract 50666 fencing Plan

Hi Ara and So,
We are not in favor of the proposed vinyl fencing. We do not believe the cheap material will blend well with the natural materials used elsewhere on the golf course. We plan to resubmit the plan with the Coastal approved wood lattice fencing. Please confirm that the City does not have an issue with the wood lattice (and recall this is what was agreed to by the City when the driving range was approved by Coastal several years ago).

Thanks,

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225
Fax: 323-282-3629

From: Ara Mihranian <AraM@rpvca.gov>
Sent: Monday, July 16, 2018 9:25 PM

To: So Kim <SoK@rpvca.gov>; Selim <Selim@sawayaeng.com>
Cc: Jill Martin <jmartin@trumpnational.com>
Subject: RE: Tract 50666 fencing Plan

Selim and Jim,
When you have a moment this week, please take a look at the fence recently installed at Green Hills along the northern property line.
There are various designs that we can consider, but this is a real life example.
Thanks!
Ara

From: So Kim
Sent: Monday, July 16, 2018 4:18 PM
To: Selim <Selim@sawayaeng.com>
Cc: 'Jill Martin' <jmartin@trumpnational.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Tract 50666 fencing Plan

Hi Selim,
It appears that based on Zach's comments, there is no inconsistency except for item No. 3 below. A 6' tall fence on top of the existing retaining wall will comply with City conditions of approval and consistent with Coastal Commission's condition. As for material, please consider the fence image shown in the email below.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Rehm, Zach@Coastal [mailto:Zach.Rehm@coastal.ca.gov]
Sent: Monday, July 16, 2018 3:40 PM
To: So Kim <SoK@rpvca.gov>
Cc: Selim <Selim@sawayaeng.com>; 'Jill Martin' <jmartin@trumpnational.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Tract 50666 fencing Plan

Thanks, So

My comments are appended to yours in red.

Zach

-------- Original message --------
From: So Kim <SoK@rpvca.gov>
Date: 7/12/18 5:10 PM (GMT-08:00)
To: Jill Martin <jmartin@trumpnational.com>
Cc: '"Salim Sawaya (selim@sawayaeng.com)"' <selim@sawayaeng.com>, Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Tract 50666 fencing Plan

Hi Jill,
Below are corrections to the fencing plan:

1) Remove all landscaping notations (bottom left corner nos. 1 and 5). This needs to be included as part of the Landscaping Plan, not the Fencing Plan. I was hoping the landscape and fencing plan could be combined to simplify condition compliance review, but if you need them separate that's ok.
2) Please remove all references to Revision W, Revision QQ, etc.
3) In reviewing the conditions of approval tied to Revision W, which was incorporated in the recent Reso 2018-39, there are no conditions that require you to build a retaining wall or a solid wall anywhere around the driving range. I also reviewed the mitigation measures tied with the MND for Revision W and found the same. All it says is a 6' high decorative fence shall be installed along the western boundary of the driving range, located between the edge of the driving range and the pedestrian/bicycle trails. Protective fencing along all trails and open space areas where there is a potential conflict between golf course uses and public access uses. Rather than the proposed 6' tall

wood fence, please install a decorative vinyl fence, such as the one in the photo below. Please install this fence along both the west and south border of the driving range. I think the confusion is there is already a retaining wall at the west end of the driving range, wrapping around the southwest corner. The Coastal Commission's 2013 approval permitted that retaining wall and the plans showed a wood fence on top, transitioning from six feet high at the southwest to a lower height at the northwest point. A combination of fencing and dense landscaping was authorized at the south. The original Coastal Commission approval and special conditions reference a chain link fence, so vinyl could be an acceptable compromise. I think wood would look good though.

4) As for the fencing material, the condition reads A 42 inch high pipe rail fence or similar fencing of suitable design… subject to review and approval of the Director. The City has been recently installing rail fencing along various public trails. Please change fencing type as: 42" rail fence (see attached for reference purpose). Though not required by the Coastal Commission's approval, a 42" high wood fence may be authorized between the trails and the Lot D landscaping to the west and the native habitat to the south. The design in So's attachment looks fine – I would suggest wood material but vinyl or metal is ok too.

5) As for the West Border Trail (pedestrian trail – 3' wide separation – bicycle path), please provide a 42" tall rail fence on the south side of the trail and a 6' tall vinyl wall on the north side of the bicycle path. As for both edges of the 3' buffer, please propose a shorter pipe rail/rope fence (just a foot or two in height) to prevent the bicyclist from going over to the pedestrian path. The Coastal Commission's original and 2013 approvals require a three foot buffer between the pedestrian trail and the bike path, with a minimum two-foot portion of the buffer landscaped. I think an additional fence within the buffer is overkill – how about a six inch curb at the edge of the bike path?

6) Fences should be provided on both sides of all proposed trails. Agreed.
7) Height of fencing: Other than areas around the driving range to protect trail areas from golf course use (i.e. driving range), the remainder of all other fencing shall be limited to 42" in height. Agreed.
8) Please identify warning signage locations. Agreed. Signage should notify cyclists to remain on the bicycle path and should notify golf carts and maintenance vehicles to avoid the path (except between the clubhouse and the east side of the driving range).
9) Please provide fence details, wall details and signage details. Warning signage shall be black or dark green in color. Agreed.
10) Please show the 30" high slumpstone wall along the northwestern corner of the entrance from Palos Verdes Drive South onto Street "C". Not sure where this is, but please show all walls in the northwest corner of Lot D.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Monday, July 09, 2018 3:54 PM
To: So Kim <SoK@rpvca.gov>
Cc: 'Salim Sawaya (selim@sawayaeng.com)' <selim@sawayaeng.com>
Subject: Tract 50666 fencing Plan

Hi So,

Attached please find the fencing plan for tract 50666. Please let me know if you have any comments or concerns. Otherwise, please confirm that we have met the fencing plan condition.

Thank you,

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225
Fax: 323-282-3629